
BZA-1823
DAVID KRUEGER
Special Exception

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, (who is also the property owner along with his wife, Connie Krueger) is requesting to expand two previously-approved special exceptions for a mini-storage warehousing operation (BZA-1702 and BZA-1447). The current request would allow an additional 2 buildings added to the 6 buildings proposed and approved (of which only one was constructed) under BZA-1702. The business operates from 6:30 a.m. until 10 p.m., seven days per week and is located at the northeast corner of SR 43 and SR 225, 7115 SR 43 N, Tippecanoe 15 (SW) 24-4.

AREA ZONING PATTERNS:

In 1997 the BZA approved a special exception to allow the construction of three mini-storage warehouse buildings in the A district. In 2005, a second special exception was heard and approved that allowed the addition of six warehouse buildings: one set at an angle similar to the three previously constructed, and five set parallel to SR 43 behind the house. Only the one situated at an angle was constructed.

The current site plan shows the existing four angled buildings, a fifth proposed angled building slightly smaller than the others at the rear (east) of the property, and six new buildings parallel to the highway. The original approval allowed three warehouse buildings, the second approval allowed a total of nine buildings, and the current request if approved would permit a total of eleven warehouse buildings.

The property is zoned Agricultural as is most of the surrounding area except land to the south across SR 225, land to the northwest across SR 43 and land to the southeast, all of which are zoned R1, Single-family Residential.

AREA LAND USE PATTERNS:

A single-family dwelling, which serves as both a residence and the office for the business, is located on the northern portion of this site. As is typical of rural state highways, surrounding land uses are a mix of agricultural and large-lot residential. A residence and agricultural fields abut the east and south sides of the mini-storage operation. A tree service is also located to the east on SR 225 and borders part of petitioner's property.

TRAFFIC AND TRANSPORTATION:

SR 43 N changes from a four-lane highway to a two-lane highway along the frontage of this site. Its classification also changes from a rural primary to the south, to a rural

secondary arterial to the north. SR 225 is classified as a rural secondary. The UZO requires 3 parking spaces per 200 units, in addition to the two spaces required for the live-in property manager. Nine parking spaces and a two-car garage are shown on the site plan, so there can be up to 600 storage units on site. According to petitioner, the number of actual units can vary depending on customers' needs for bigger or smaller storage areas; however petitioner is proposing a total of no more than 500 units.

Petitioner is not proposing any changes to the existing driveway entrances which are both paved. The area around the storage buildings is gravel; parking in the A zone is not required to be paved.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The house on site is served by existing septic and well. A conversation with the Tippecanoe County Health Department indicated that the expansion of this business would not require any new water or septic systems and would not require an update to the existing system. The Drainage Board has already given approval for this site plan.

STAFF COMMENTS:

This request is an expansion of two previous special exceptions granted in late 1997 (BZA-1447) and 2005 (BZA-1702). Petitioner currently has four mini-storage warehouses located on site and plans to add seven more buildings; one between the existing four structures and the east property line, and the remaining six east of the house. Petitioner currently has no set timeframe for completing this project. The site has a 6' security fence with a secure keypad entry.

The application states that the hours of operation would be from 6:30 a.m. to 10:00 p.m., which is typical of other mini-storage warehouse operations and would not cause any adverse effects to neighboring properties. The lighting on the property would consist of low-wattage bulbs pointed at the ground, similar to what is currently on site. Traffic generation would be minimal and the nature of the business would not create any additional noise other than traffic already traveling on SR 43.

At its meeting on April 6th, the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for a mini-storage warehouse in the Agricultural zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met; petitioner has ample room on the property to meet building setback, lot coverage, and parking space requirements and has eliminated the need for a bufferyard.

3. Granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance in that there is nothing about the expansion of this storage facility that would violate the public's health, safety or general welfare.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: the amount of traffic generated by a mini-storage warehouse **WILL NOT** create hazardous conditions on SR 43 N. This area is relatively flat with no sight obstructions;
 - b. Placement of outdoor lighting: the proposed low-wattage lighting is similar to what is currently located on the site and in agricultural areas in general;
 - c. Noise production: traffic generation from the mini-storage warehouse will not be greater than the noise generated by passing traffic on SR 43 N and the nature of the business should not create noise able to be heard off-site.
 - d. Hours of operation: the operating hours, as proposed in the current petition from 6:30 a.m. to 10:00 p.m is standard for mini-storage warehouses and not atypical from farming operations surrounding the site.

STAFF RECOMMENDATION:

Approval

Note: A special exception approval ceases to be valid if the use is not established within one year of the date that the special exception was granted.